PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6750 Lenox Center Court, Suite 202
Memphis, TN 38115
901-767-5566
Fax: 901-761-5690

Davidson County DEEDTRS
Recvd: 02/11/05 12:21 2 pgs
Fees:13.00 Taxes:333.00
20050211-0015985

Name: Marguerite C. Churchill, and Bernice S. Carus, tenants in common, with rights of survivorship
S&K#: 04-3132
Loan#: 2882655

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 12, 1977, recorded in Book 5146, Page 745, Register's Office of Davidson County, Tennessee, Gene H. Rowe, and Carol C. Rowe his wife (Loan assumed by present owners), conveyed to Franklin G. Clark, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Instrument Number 20050204-0013301 in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on February 9, 2005, at the Davidson County Courthouse in Nashville, Tennessee, at 10am; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Roy Huddleston and Les Lazarus, whose address is 222 Cumberland Circle, Nashville TN 37214, at and for the sum of $7,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, Roy Huddleston and Les Lazarus have complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, $7,000.00, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Roy Huddleston and Les Lazarus, the sum of money so paid, $7000.00, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Roy Huddleston, their heirs successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Hermitage, County of Davidson, State of Tennessee, to-wit:

Described property located on Davidson County, Tennessee, to wit:

Lot Number 517 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, Page 135, Register's Office for Said County. Said Lot Number 517 fronts 90 feet on the southwesterly side of Atlanta Drive and extends back 123.55 feet on the southeasterly line and 154.60 feet on the northwesterly line to a dead line measuring 84.75 feet thereon.

This legal description is identical with that in Deed of Trust recorded in Book 5146, Page 745, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 5146, Page 745, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 7325, Page 754, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Roy Huddleston and Les Lazarus, their heirs successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the _____ day of _____, 2005, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

12/20/05
My commission expires:

Notary Public

AMANDA D. COLLINS NOTARY PUBLIC AT LARGE SHELBY CO., TN

My Comm. Exp. 12-20-05

I, or we, hereby s
consideration for
property transferr

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 90,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Feb 20 05
Deputy Register

edge, information, and belief, the a
l to or greater than the amount which the

Affiant

Subscribed and sworn to before me on the _____, day of _____, 2005.

Notary Public

PROPERTY ADDRESS: 692 Atlanta Drive, Hermitage, TN 37076

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Roy Huddleston and Les Lazarus
222 Cumberland Circle
Nashville TN 37214

S & K #:04-3132
Map & Parcel – 075-08-0-173.00

PREPARER'S NOTE: IT IS THE GRANTEE'S RESPONSIBILITY TO RECORD THIS INSTRUMENT. FAILURE TO DO SO MAY ADVERSELY AFFECT TITLE OR INTEREST.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

T.A.I.